

Date: 4 October 2024
Application: 242502



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Highways,

Discharge of condition Consultation

Application Number: 242502

Applicant: Mrs Jean Mulovi

Site Address: Land at the junction of Finchampstead Road and Molly Millars Lane, Wokingham

Parish: Wokingham Town

Grid Reference: Easting - 480762, Northing - 167776

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 203535 dated 24/05/2021. Condition 4 relates to a Construction Environmental Management Plan.

Case Officer: Emy Circuit

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 242502. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Gordon Adam Development Control		
Service	SDL Highways	App No:	242502
Address:	Land at the junction of Finchampstead Road and Molly Millars Lane, Wokingham.		
Proposal:	Submission of details to comply with the following condition of planning consent 203535 dated 24/05/2021. Condition 4 relates to a Construction Environmental Management Plan.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Condition 4 relates to a Construction Environmental Management Plan

1. Document WMHP-BB-WG2-PLN-PM-0001 Rev 6 has been submitted in support of this discharge of conditions application which is welcome.
2. It is welcome that any significant changes to this document would need to be submitted to WBC for approval.
3. The working hours for the site are acceptable.
4. It is welcome that the route for construction traffic would be away from Wokingham Town Centre.
5. It is welcome that deliveries would be outside the peak.
6. It is welcome that deliveries will be managed. No deliveries will be allowed outside operating hours.
7. It is welcome that the lead contractors would prepare green travel plans.
8. Highways queries the average number of 0.3 construction workers on site during the peak periods.
9. It is welcome that there will be wheel washing and that the surrounding roads would be regularly monitored. Highways would expect street sweepers to be used when required.
10. It is welcome that pre and post construction highway conditions surveys will be carried out. These will need to be undertaken with WBC and agreed with WBC.

11. Plans need to show the location of gates which would need to be set back the length of the longest vehicle so that vehicle can wait off highway.
12. The access into the site would need to include a segregated pedestrian access.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:

28th Oct 2024

Signed:

Gordon Adam